Plympton
St Maurice
Conservation
Area appraisal
and
Management
Plan

January
2008
Plympton St Maurice Conservation Area appraisal and management plan

Introduction

Conservation Areas were introduced in 1967. They are ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ (Planning (Listed Buildings and Conservation Areas) Act 1990).

Conservation Area designation has a number of implications. The principal effect is that special planning permission, known as Conservation Area Consent, is required for the complete or substantial demolition of any unlisted building or structure within the Conservation Area. In addition there are a number of other restrictions that do not apply outside Conservation Areas.

The legislation also requires local planning authorities like the Council periodically to review their Conservation Areas and publish proposals for their preservation and enhancement.

In response to this, the Council is reviewing its existing Conservation Areas and considering the designation of new areas. This work responds to the policy on the historic environment set out in the adopted Core Strategy of the Local Development Framework (Policy CS03). This states that the Council ‘will safeguard and where possible, enhance historic environment interests and the character and setting of areas of acknowledged importance, including scheduled ancient monuments, listed buildings (both statutory and locally listed), registered parks and gardens, conservation areas and archaeological remains’. It also provides an evidence base and greater guidance for the policies set out in relevant Area Action Plans, and will provide area specific detail to inform the Sustainable Design in Plymouth Supplementary Planning Document.

The primary purpose of this document is to:

• define the boundaries and undertake a character appraisal of the Plympton St Maurice Conservation Area and consider extending the boundary of the existing Conservation Area
• consider what issues affect the Conservation Area, and how they impact upon its character
• identify management proposals to address these issues
• identify opportunities for the preservation or enhancement of the Conservation Area
• assist Development Management decisions and provide a framework for specific projects and development briefs

Conservation Area appraisal is by its nature a ‘broad brush’ process, and it is therefore quite possible that some significant individual elements that are important in the Plympton St Maurice Conservation Area have been overlooked. Omission of any particular building, feature or space should not be taken as meaning that it is considered to be of no value.
Conservation Area Boundary

The Plympton St Maurice Conservation Area was first designated in December 1968, was extended in March 1977 and again in March 2008. It is focused upon the Domesday settlement of Plympton (St Maurice) which developed as a planned small ‘town’ south of its principal feature, the Norman Castle which dominates the immediate area.

The plan of the town, which survives to the present day, was dependent upon the position of the castle and church and it shows clearly the distinctive long narrow burgage plots characteristic of medieval town settlement on the south side of Fore Street. The plots to the north are restricted in their length by the presence of the castle.

The great majority of the listed buildings lie along Fore Street or the streets around, the major exception being Plympton House which lies some 250m to the northeast of the main settlement.

The Conservation Area comprises a fine survival of a planned medieval settlement; this essential characteristic and the other early historic elements, (castle and church) are still visible.

The boundary of the Conservation Area can be clearly and recognisably defined and this boundary encloses the entire historic townscape of Plympton St Maurice and those elements which add greatly to the value of its setting, notably St Peter's Convent, the Pathfields and the fields to the south of Long Brook.

The Pathfields have an established link to the Castle and, as the place-name suggests, this open ground provided an historical route between Plympton St Maurice and Plympton St Mary and the Ridgeway route into Plymouth.

The Pathfields provides a green buffer and public open space. It enhances the setting of Plympton Castle, offering one of the only clear views of the castle motte. The inclusion of the Pathfields within the Conservation Area has been a long-standing desire of the local community of Plympton as expressed through the now defunct Plympton Pathfields Preservation Group and by the Civic Association.

The fields immediately to the south of Long Brook have a public footpath, which offers open space and good views into the rear of the ‘town.’ These fields add immeasurably to the setting of the Conservation Area. The setting is often an essential part of an area’s character and it contributes significantly to context of the settlement. In the case of Plympton St Maurice the farmland to the south assists in preserving a rural southern edge to the settlement and provides good views into the original planned medieval settlement which is still apparent as evidenced by the long narrow gardens which have 'fossilised' medieval burgage plots.
Fig 1 Plympton St Maurice Conservation Area boundary
Location, Geology and Topography

Plympton St Maurice is situated north of the Long Brook at the head of a former navigable creek on the eastern side of the River Plym. It is approximately 6.5km east of Plymouth city centre and just north of the Saltram Estate, a former stately home now in the care of the National Trust.

The underlying geology is Middle Devonian slates with Upper Devonian slates to the south.

Plympton St Maurice lies in a shallow valley flanked by two ridges. The ridge to the north is the ancient Ridgeway route into Plymouth whilst the high ridge to the south is known as Ridge Lane. The southern ridge carries the 20th century motorised A38 dual carriageway.

The main water course is the Long Brook which flows east to west through the southern part of the Conservation Area; it is culverted for much of its eastern length where it feeds into the Tory Brook.

It seems likely that the western flank of Plympton St Maurice could, at one time, have been reached by boat (in the early medieval period) although the former arm of the Plym which enabled this has long since silted up and the ‘town’ is now land-locked with the high motte of the Norman castle dominating the houses. The settlement area is very sheltered as the land rises steeply to the south up to the ridge and more gently to the north up to the old Ridgeway. The Conservation Area is overlooked by Dorsmouth Rock, a high natural hill and viewpoint which lies to the southwest.
Fig 2 Location and setting of the Plympton St Maurice Conservation Area
Historic Development

Plympton St Maurice (known historically as Plympton Erle) has a recorded past stretching back into the pre-Domesday period. Plympton attained importance primarily because it could be reached from the sea via a navigable channel which ran up from the River Plym – this later became silted up. It is likely that by Saxon times a settlement had grown up at the head of the channel around the area later occupied by Plympton Castle and the Saxon occupants may well have constructed some defences against Danish raiders. By the late Saxon period it appears to have become a regionally important centre of an established Saxon ecclesiastical estate and priory and is mentioned in a charter of 899-909AD. The priory area later became known as Plympton St Mary.

At the time of Domesday (1086) Plympton was a royal manor and by 1100 it was in the ownership of the Redvers family, the earls of Devon (hence Plympton Erle – the earl’s town). An earth and timber castle was constructed perhaps by the end of the 11th century. This castle was besieged in 1136 during the wars of King Stephen’s reign when the Redvers supported Matilda against the King. The castle was slighted after the defeat of Matilda but was subsequently rebuilt in stone in 1140. This castle was again besieged in 1224 when a siege-mound, now in the grounds of St Peter’s Convent, was constructed.

Looking east towards the Castle Motte

The plan of the town, which was dependent upon the position of the castle, market and church, has the distinctive burgage plots characteristic of a medieval planned town. By 1242 Plympton Erle had achieved the status of a borough and had already gained a market in 1194. Plympton continued to prosper as a market town in the Middle Ages and in 1328 it became one of the four stannary towns controlling the extraction of tin from Dartmoor. As the sea-going estuary of the River Plym began to silt up, perhaps as a result of the tin working further up stream, so Plympton began to lose its trade to Plymouth. However, Plympton survived this and the decay of the castle and the dissolution of the nearby Plympton Priory with some of the priory stonework finding its way into Plympton houses.
In the early Middle Ages, Plympton was far superior in importance to Sutton, the core of modern Plymouth. Although the importance of the castle declined during later years, Plympton St Maurice continued to prosper as a market town.

![Plympton St Maurice Guildhall](image)

The town remained an important centre, so much so that it was incorporated with a mayor in 1602 and in 1696 a new guildhall building was constructed in Fore Street. The wool trade contributed to the prosperity of the place between the 16th and 18th centuries.

One of the finest houses, Plympton House, was begun in 1700 by Sir George Treby, the Lord Chief Justice and was finished by his son in 1720. This house, together with its walled grounds, has remained in single ownership and is currently occupied by St Peter's Convent.

![Fig 3 Palmer's plan of 1793](image)
Plympton achieved some fame in 1723 as the birthplace of the artist, Sir Joshua Reynolds (first President of the Royal Academy), whose father was the headmaster of the grammar school. The school still stands as a fine listed building in George Lane. Charles Lock Eastlake, who was also to become President of the Royal Academy in 1850, was also a pupil at the grammar school.

Former Grammar School, now Sir Joshua Reynolds Centre

After the Reform Act of 1832, Plympton St Maurice lost its MPs and the last mayor was elected in 1859. In 1967 the ‘town’ became part of the city of Plymouth and the historic core was designated as a Conservation Area shortly afterwards.

Fig 4 Excerpt from Ordnance Survey 1st edition. 1864-1895
Characterisation

The following sections aim to define the essential character of the Conservation Area. This is provided in the form of annotated maps, and photographs where necessary, illustrating both the historical nature of Plympton St Maurice and the other special characteristics which combine to make up the overall character of the area.

Figure Ground/Spaces (Fig 5)

Space within the Conservation Area is characterised principally by a linear street (Fore Street), with its characteristic long narrow burgage plots on either side of the street. The figure ground plan demonstrates the tight urban form along Fore Street and the relationship between this and the clearly defined areas of Plympton Castle, the Pathfields and the enclosed grounds of Plympton House.

The Pathfields, the Castle and the field immediately south of the Long Brook, are all public open spaces and all contribute significantly to the quality and character of the Conservation Area by the creation of a broad green edge which aids significantly in the preservation of the setting of Plympton St Maurice.

The grounds of Plympton House are a Registered Park and Garden but, as they are part of St Peter’s Convent, access to the public is severely restricted.

Key Characteristics:

- Fore Street and its long narrow burgage plots
- St Peter’s Convent
- The Castle
- The Pathfields
- Fields south of Long Brook
Fig 5 Figure Ground/Spaces Plan
Views (see Fig. 6 and accompanying photographs)

- The view from the east of the village to Dorsmouth Rock (1) shows a dramatic skyline on the edge of the original settlement.
- One of the most informative views into the Conservation Area is from the field to the south of the Long Brook (2). This view illustrates well the medieval nature of the town planning with its long burgage plots leading down to the Long Brook from Fore Street that is still very well preserved in the modern plan.
- The junction of Fore Street with Longbrook Street allows a long view back down Fore Street (3) and another view down Longbrook Street (4)
- The junction of George Lane with Barbican Road and Longcause allows good views both to the hills edging the settlement to the south (5) and the Ridgeway to the north (6).
- Panoramic views from the Pathfields are good, particularly towards Dorsmouth Rock (7). It can be appreciated from here just how sheltered Plympton St Maurice is with the hills rising up steeply to the south behind the burgage plots.
- From the top of the motte at Plympton Castle the whole arrangement of castle, church and town can be discerned and the green space of the bailey lies below (8). Also glimpsed from the motte is Plympton House and the suspected medieval siege mound which lies within its grounds.
- Views out from Fore Street are rather restricted by the close packed nature of the houses although there are a series of glimpses of the fields to the south along the narrow alleys which lie between burgage plots. Likewise, there are glimpses of the castle grounds provided by gaps in the houses on the north side of Fore Street. Views along Fore Street itself are particularly good both east (9) and west (10) due to the preponderance of listed buildings. The arcade of the Guildhall provides a focal point, lying as it does in a central location in the street (11).
- The high perimeter wall of St Peter’s Convent restricts views into and out of the Registered Grade II Park and Garden but the suspected siege-mound within the grounds provides a good vantage point to spot the Church and castle motte beyond (12) although there is no public access.

Glimpses

A number of glimpses, primarily from Fore Street, offer restricted views to the castle and the open farm land to the south of the Conservation Area.
Fig 6 Views
Panoramic view 1 – Dorsmouth Rock from Fore Street

Panoramic view 2 – rear plots of Fore Street from fields to the south

View 3 – Fore Street from Longbrook Street

View 4 – Longbrook Street from Fore Street

View 5 - From junction with George Lane and Longcause looking south

View 6 - From George Lane looking north towards Ridgeway

Panoramic View 7 – View from Pathfields towards Dorsmouth Rock

Panoramic View 8 – Bailey of castle

View 9 – Fore Street looking east

View 10 Fore Street looking west
View 11 – Guildhall arcade

View 12 – view from siege motte

Glimpse 1 – from Back Lane

Glimpse 2 – from School Lane towards Fore Street

Glimpse 3 – from Fore Street towards School Lane

Glimpse 4 – Looking north up Castle Lane

Glimpse 5 – looking towards the Guildhall

Glimpse 6 – looking north towards fields to the south of the village

Glimpse 7 – alley between 63-67 Fore Street

Glimpse 8 – looking south along lane off Fore Street
Glimpse 9 – alley down side of 29 Fore Street

Glimpse 10 – alley down side of 17 Fore Street

Glimpse 11 – between 2-5 Fore Street

Glimpse 12 – looking north up George Lane

Glimpse 13 – Graveyard on Longcause

Glimpse 14 – Gateway leading to Plympton House on Longcause

Glimpse 15 – Gateway leading to Plympton House on George Lane

Glimpse 16 – looking towards Longbrook House

Glimpse 17 – looking west along Church Road

Glimpse 18 – looking west along Barbican Road
Glimpse 19 – Looking south down the alley running behind Castle Cottage

Glimpse 20 – looking south down School Lane

Glimpse 21 – Looking west along Barbican Road from Castle Close

Glimpse 22 – looking across the Pathfields towards George Lane

Glimpse 23 – from Back Lane towards the fields south of the village

Glimpse 24 – Castle Barbican from School Lane

Glimpse 25 – looking towards the castle bailey from Barbican Road
Land Use/Activity Plan (Fig. 7)

The Plympton St Maurice Conservation Area is almost exclusively residential although some of the houses in Fore Street retain frontages which demonstrate their use as shops in the 19th century.

In 2007 there were two public houses, one in Fore Street and one in Church Street and a hairdressers in Fore Street. A car repair garage operates from the corner of Church Road with George Lane. The former St Elizabeth’s House of Rest in Longbrook Street was converted to an hotel in 2006. The main shopping centre lies in Plympton St Mary on the Ridgeway to the north just outside the Conservation Area.

St Peter’s Convent is utilised as a rest home for elderly and infirm nuns; it occupies much of the north east corner of the Conservation Area.

Plympton St Maurice Church is a place of worship; it has a nearby Church Hall which is used for a range of indoor community events.

A large part of the Conservation Area is given over to public open space:

- The Pathfields, which is in the care of the Plympton Civic Association, and which acts as a small park, is in the process of being enhanced by the addition of a pond and woodland walk.
- The castle motte and bailey. The bailey is used for community events during the summer.
- The field south of Longbrook is also used for community events.
Plympton St Maurice Conservation Area: Land Use and Activity

Key
- Public House
- Residential
- Religious
- Vacant
- Community
- Green space
- Hotel
- Civic
- Major route
- Office/Commercial
- Commercial with residential above

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Fig 7 Land Use and Activity
Quality of Buildings

Buildings within the Conservation Area range in date from the early post-medieval period through the 19th century and into the 20th century. Given Plympton St Maurice's medieval origins it is very likely that there are some buildings which have retained medieval fabric within later builds and extensions. An example of this occurs at Chapel House, 10 Fore Street, where a medieval roof structure was investigated as a result of Time Team investigations in 1998.

St Maurice’s Church is a medieval church with the west tower rebuilt in 1446. It was restored in 1878.

Fore Street boasts a high proportion of listed buildings (see Fig. 8) many of ashlar limestone construction and mostly rendered Georgian frontages. Many of those not listed are recognised as being of townscape merit and/or worthy of local listing.

On the northern side of Fore Street a small number of houses have upper floor projections supported by columns or piers, creating an arcade over the pavement. These may offer a reprise of the late 17th century Guildhall which has an upper floor resting on stone Tuscan columns. The Guildhall, which follows a classical style of architecture, has keystones to the arches and a dedication plaque to the Trebys and the date of 1696.

On the south side is No 9 (The Rectory), an early 18th century building with a seven-window frontage and decorated aprons beneath the windows. The Tudor Lodge is earlier, dating to the late 17th century, with a timber-framed and plastered upper floor below broad eaves.

The former Grammar School in George Lane is dated 1664. It is T-shaped; the main wing with the schoolroom being above an arcade with granite columns. This building is associated with Sir Joshua Reynolds.

Plympton House is now St Peter's Convent. It was completed by George Treby in 1720 in the William and Mary tradition. The frontage is of Portland Stone with rusticated quoins.

The overall quality of buildings within the Conservation Area is very high. There are 68 listed buildings of which one, Plympton House, is Grade I Listed; there are six Grade II* listed buildings.

A more detailed list of the statutory listed buildings within the Conservation Area is provided in Appendix 1.
Church of St Maurice

Houses on Fore Street (North side)

Plympton House

The Rectory

Houses on Fore Street (South side)

Cottages on George Lane
Listed Buildings and buildings which make a positive contribution to the conservation area

Fig 8 Listed Buildings and Buildings which make a positive contribution to the conservation area
Building Age Plan

Key characteristics:

The majority of houses lie along Fore Street and most date from the 18th or early 19th centuries although earlier fabric may often be concealed behind Georgian frontages.

Fig 9 Building Ages [Please note that no interior inspections were carried out and it is acknowledged that some of the buildings may well have older historic cores]
Building Heights Plan

Key characteristics:

- Predominance of 2-3 storey buildings along Fore Street
Townscape Analysis (Fig 11)

Key Characteristics:

- Topography rises gently to the north to the Ridgeway and steeply to the south and the ridge upon which the A38 runs.
- High wooded feature of Dorsmouth Rock dominates to the southwest of the Conservation Area.
- Numerous views and glimpses within the Conservation Area contribute to the attractive character, notably glimpses from Fore Street of countryside beyond.
- Castle acts as a focal monument along with the church.
- Large amount of historic floorscape still survives.
- Fore Street provides a key linear route through the Conservation Area.
- Considerable survival of historic local limestone walls and walled garden walls of St Peter's Convent.
- Extensive greenspace: Pathfields, Castle and field with footpath south of Longbrook plus farmland to the south of Longbrook.
- Good pedestrian permeability with public access path extending north-south through the Conservation Area
- The Guildhall and other colonnaded buildings in Fore Street are landmark buildings which add significant character to the area.
- The rhythm of the buildings along Fore Street, particularly on the south side, is characterised by consistency of height and narrow burgage plots.
Plympton St Maurice Conservation Area: Townscape Analysis

Fig 11 Townscape Analysis
**Negative Factors**

Some factors which detract from the special quality of the Conservation Area are:

**Overhead wires and cables**

A proliferation of telephone wiring extends from two telegraph poles at the junction of Back Lane, Underwood Road and Fore Street to houses opposite. The same situation, to a lesser extent, exists at the western end of Fore Street junction with Longbrook Street. Wiring is also obtrusive opposite the London Inn.

![Wiring on Underwood Road](image)

**Inappropriate or insensitive development**

There are a number of factors which could contribute to the cumulative degradation of a conservation area. These include, inappropriate siting of satellite dishes, poor quality replacement windows and inappropriate building cladding. At the time of appraisal Plympton St Maurice has a good record in the control of these negative factors and has suffered little from the above.

**General Condition**

The Conservation Area, which focuses upon the ancient core of Plympton St Maurice, retains a village-feel particularly along Fore Street and in the area around the Church. It is an attractive and very interesting historic area with an origin stretching back to Saxon times and thus predating Plymouth itself.

The area has a great sense of pride with a very active and hard-working Civic Association which has proved to be very vocal and able in defending community interests and which is at the forefront of various enhancement projects including locally erected plaques recording historic buildings and events.
There is no outright dereliction and very little vacant property or property in need of repair.

One of the principal indicators of the general condition of the built heritage is the number of buildings and structures which are considered to be 'at risk' either because of poor maintenance, or because they are vacant or underused. An audit of 'Buildings at Risk' (BAR) in Plymouth in 2005 identified only 5 buildings or structures at risk within the Plympton St Maurice Conservation Area. These are:

- The Gate Piers of St Peter’s Convent, Longcause
- Kitchen Garden Wall, St Peter’s Convent, George Lane
- Boundary Wall, St Peter’s Convent, Longcause
- The Guildhall, Fore Street
- 164 Underwood Road

Whilst the BAR is a useful measure of historic buildings and structures which may be at risk of deterioration, it is important to understand that in Plympton St Maurice none of the structures and buildings listed above are at serious risk and they represent only a very small proportion of the number of buildings within the Conservation Area.
Summary of Special Interest

Plympton St Maurice is a picturesque village in a sheltered location some 7km east of Plymouth. It has a rich and varied past dating back to the Saxon period. Many of its important monuments and architectural qualities remain today.

The existing remains of Plympton Castle date from a rebuild in 1140. They are of Norman motte and bailey origin, but sit upon a much earlier defence thrown up by the Saxons against the Danes. Until it became too silted, a navigable channel of the River Plym allowed river traffic to approach close to the settlement. This settlement continued to grow around the castle and by 1155 Plympton St Maurice had developed into a borough. By 1328 the Borough had become a thriving stannary town.

In the early Middle Ages, Plympton was far superior in importance to Sutton, the core of modern Plymouth. Although the importance of the Castle declined during later years, Plympton St Maurice continued to prosper as a market town.

The village developed in a cluster around the castle and church and is a fine example of a medieval planned settlement, this being one of its prime interests. Today it is characterised by a tight urban form, with long narrow burgage plots, a strong building line particularly along Fore Street, and many houses dating between the late 17th and early 19th Centuries. The houses front onto candy tiled pavements and irregular narrow streets.

The rich townscape is greatly enhanced by the fine views, particularly along Fore Street, glimpses through narrow alleys between the burgage plots, and views of the medieval settlement from the southern fields.

The area comprises many buildings of individual historic importance. Key landmark buildings include the late 17th century Guildhall, the Rectory on the south side of Fore Street, the Grammar School (now the Sir Joshua Reynolds Centre) founded in 1658 to educate 'all poor persons children', and Plympton House built by Sir George Treby in 1700.

A special claim to fame is Plympton's close association with nationally recognised artists, especially Sir Joshua Reynolds (first President of the Royal Academy in 1768), Benjamin Haydon and Sir Charles Lock Eastlake who also became a President of the Royal Academy in 1850.
Issues

This appraisal has identified a number of issues which impact upon the Plympton St Maurice Conservation Area.

The most significant of these include:

Preservation of the setting

The Conservation Area represents a superb example of a rural settlement which has retained its village feel and sense of community despite the spread of urbanisation from nearby Plymouth. The rural setting is further emphasised by a backcloth of farmland and wooded hills to the south. In order to preserve this rural setting any development pressures on open land, both to the north and south of the village, should be resisted.

Protection of historic buildings and fabric

The need to ensure that all buildings and other structures within the Conservation Area, which warrant statutory or other protection, are identified and appropriately designated. Statutory protection has been shown to be an effective means of protecting the special interest of Conservation Areas. Statutory designation is already extensive within the Conservation Area so, apart from one or two candidates for statutory listing, it is likely that Local Listing will be the only significant requirement.

Protection of special elements of the built heritage

The need to recognise and understand the historic character of the area. In addition to the statutory protection measures, the retention and enhancement of historic street surfaces (candy tiles) is particularly important in this respect.

Guard against inappropriate development

The need to ensure that development within the Conservation Area is appropriate to the character of the Conservation Area and sympathetic to the architectural tradition.

Public realm - open space

The need to improve public realm open space (notably The Pathfields) with enhancement projects which will promote more active use of the open space.

Traffic Management

The need to recognise that the Conservation Area should not attract additional traffic movements beyond those already existing. This is particularly true of Fore Street where vehicles are unable to pass each other due to on-street parking.
Impact of the Sherford new community

The need to ensure that the nearby Sherford new community does not adversely impact upon the Conservation Area. Vehicle movements into the Conservation Area, particularly from the south following the construction of the Sherford new community, should be restricted.

Parking within the Conservation Area

The need to recognise the severe lack of parking places within the Conservation Area which results in on-street parking.
Plympton St Maurice Conservation Area Management Plan

‘It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas’ (s.71(1) Planning (Listed Buildings and Conservation Areas) Act 1990).

General Principles and Approach

In responding to the issues raised in the Conservation Area appraisal, and in exercising its powers within the Plympton St Maurice Conservation Area, the Council will follow the policies and objectives set out in the Core Strategy of the Local Development Framework. In particular the management plan will conform to Policies CS02 and CS03, which relate to the delivery of a quality city and the emerging Sustainable Design in Plymouth Supplementary Planning Document. Guidance provided in Planning Policy Guidance Note 15, and English Heritage’s ‘Guidance on the management of Conservation Areas’ will also be used as key reference points for the management plan. In order to interpret these policies and guidance for the Plympton St Maurice Conservation Area the following principles will be adhered to in the consideration of any changes proposed in the Conservation Area.

Principle 1 - Proposals to develop or redevelop sites and convert buildings to new uses will be required to preserve or enhance the character of the Conservation Area.

Principle 2 - The position, scale, massing and materials of new development will be expected to respect the existing character of the Conservation Area. This will include respecting historic plot widths.

Principle 3 – Priority will be given to the retention and enhancement of buildings of heritage value identified in the Conservation Area Appraisal and Management Plan. (Primarily Listed Buildings and buildings identified as making a positive contribution to the Conservation Area).

Principle 4 - New development will be expected to be of the highest quality design and to positively respect and enhance the special interest and character of the Conservation Area.

Principle 5 - New transport and parking provision will be expected to be limited and respect the character of the Conservation Area. Opportunities will be taken wherever possible to reduce or remove any adverse impact of existing transport and parking provision.

Principle 6 - There should be early Historic Environment input into all proposals for significant public works within the Conservation Area.

Principle 7 - Historic surfaces and street furniture will be retained, enhanced, and restored wherever practicable. Historic street lines will be expected to be respected.
**Principle 8** – The historic views and vistas identified in the appraisal will be retained, enhanced, and restored.

**Principle 9** - Advertising and signage proposals will be expected to respect the character and appearance of the Conservation Area in terms of siting, size, number, materials, colours and illumination.

**Approach**

The Plympton St Maurice Conservation Area is a remarkable survival of a medieval planned settlement centred around the remains of a fine Norman Castle which is a Scheduled Ancient Monument. The Conservation Area includes a Grade I listed building (St Peter’s Convent) with its associated Registered Park and Garden, and 68 other listed buildings. Plympton St Maurice has one of the best records in the city for the care of its Conservation Area character, primarily due to the work of the local Civic Association (in partnership with the Council) which encourages good stewardship of the Conservation Area and works towards enhancement of the area and its setting.

A three-fold approach is proposed for the management of this Conservation Area:

1. **retain** what is important and significant
2. **restore** and enhance.
3. **monitor** and review the management of the Conservation Area.

**1 Retain**

**Retain that which is important and significant**

The appraisal has identified a number of buildings, structures and townscape features as of particular importance and significance to the character of the Conservation Area. These include Plympton Castle, a Scheduled Ancient Monument, and the gardens of Plympton House, a Grade II Registered Park and Garden, and a large number of listed buildings. There are also a significant number of buildings considered to make a positive contribution to the character or appearance of the conservation area, in terms of Planning Policy Guidance Note 15.

**Statutory projection and other designations**

The most significant buildings and other structures that are not currently statutorily protected will be considered for appropriate designation. Local designation may be considered for buildings of townscape value that are considered to contribute positively to the conservation area.

**Proposed Management Plan Action** - Within 12 months of the adoption of this management plan, the following buildings and structures will be assessed and proposed for statutory listing/scheduling if warranted:

- 77 Fore Street (Mayoralty House) – for statutory listing
- the siege mound at St. Peter’s Convent – for scheduling
Possible candidates for the local list will be considered within 12 months of the adoption of the management plan. The list will be drawn from, but will not necessarily be restricted to, those buildings and structures identified within this document.

**Article 4 Directions**

Many conservation areas suffer from inappropriate alterations, additions and loss of historic features, for example the replacement of traditional wooden doors and windows with plastic alternatives; the removal of historic boundary walls and railings and the loss of architectural detail. This piecemeal loss of original character is a major issue which often impacts significantly on the character of Conservation Areas.

Article 4 Directions can help to retain the special character of a Conservation Area’s buildings of townscape merit. This means that planning permission is required for a wider range of development proposals than would otherwise be the case. They have been found to be an effective means of controlling the sort of piecemeal alterations that so often contribute to the degeneration of the architectural or historic character of buildings. The Council will consider the application of Article 4 Directions within the Conservation Area to unlisted residential buildings that are considered to make a positive contribution to the character of the area.

**Proposed Management Plan Action** - A detailed schedule of buildings and structures in the Plympton St Maurice Conservation Area that could benefit from the imposition of Article 4 Directions will therefore be drawn up and submitted for consultation and Council approval within twelve months of the adoption of the management plan. This list will be drawn from, but will not necessarily be restricted to, those buildings and structures identified in this document.

**Public realm**

**Historic Street surfaces**

The areas of historic street surfacing (‘candy tiles’) which still survive within Fore Street, School Lane and Church Street, should be retained.

2 **Restore and Enhance**

**Restore and enhance historic features or public realm areas**

Conservation Areas can suffer from inappropriate additions and alterations, particularly the replacement of traditional features, such as windows and the use of pebbledash and other inappropriate wall finishes. Cables, conduits and satellite dishes can disfigure many properties. There are also structures and buildings which either lie vacant or are in need for repair.

Within the public realm, the piecemeal loss of original character, such as walls and railings, the inappropriate replacement of historic surfaces and the proliferation of overhead wires are issues which impact significantly on the character of the Conservation Area. The removal of inappropriate and disfiguring works, and the restoration, where appropriate, of
architectural details, will contribute enormously to the preservation and enhancement of this Conservation Area.

**Enforcement**

Participatory restoration and enhancement programmes may not be enough in themselves to produce the degree of improvement that would have a significant impact on the character and appearance of the Conservation Area, and the possibility of enforcement cannot be ignored. Targeted enforcement programmes have been shown previously in Plymouth to be effective means of preserving and enhancing the special interest of Conservation Areas. The range of powers available to the Council includes the use of Building Preservation Notices, Urgent Works Notices, Repairs Notices, Dangerous Structures Notices, Tree Preservation Orders and Section 215 (‘untidy land’) Notices. The Council will also encourage informal contact and discussion and provide advice to encourage owners to maintain buildings in good order.

**Proposed management plan action** - Enforcement measures will be considered for unauthorised works. Enforcement would not be an action of first resort. Informal contact, discussion and advice would always be used first to encourage owners to undertake repairs and maintenance.

**Buildings at Risk (BAR)**

Buildings in disrepair or disuse have a particularly negative effect on the quality of Conservation Areas. The Council operates a Buildings at Risk Register (BAR) aimed at monitoring those buildings identified as being ‘at risk.’ Promoting and encouraging the active management, regeneration and long-term stewardship of such buildings. The buildings and structures identified on the BAR within Plympton St Maurice are few, testifying the area’s positive stewardship.

On the BAR in October 2007 are:

- The Gate piers of St. Peter’s Convent, Longcause
- Kitchen Garden wall, St. Peter’s Convent, George Lane
- Boundary wall, St. Peter’s Convent, Longcause
- The Guildhall, 42 Fore Street – this building is currently under repair
- 164 Underwood Road

**Proposed management plan action** - The Council has a target of removing 5% of properties from the BAR Register each year. A strategy to address this target will be developed within twelve months of the adoption of the completed appraisal and management plan. It is envisaged that this will initially comprise advice and guidance on repairs and restoration in the form of leaflets and publications and through the Council’s website.

A long term maintenance programme for the Guildhall, which is in the ownership of the Council, will be prioritised in accordance with its maintenance strategy along with all other corporate buildings. Following the completion of repairs, which were underway in 2007,
the building will be removed from the BAR although certainty over its future ownership should be secured in order that a long-term management plan can be put in place.

Repairs to Guildhall 2007

Public Realm Enhancement Works

The significant areas of public realm within Plympton St Maurice are vitally important to the character of the Conservation Area. For example, the open space of the land to the north of the castle (Pathfields formerly Castlehays) is important in preserving views of the motte and bailey castle. The Castle motte and bailey provide significant open space at the heart of the village with the bailey used on a regular basis for community events during the summer.

Fore Street, the majority of which has candy tile paving, is the principal axis through the Conservation Area and provides good permeability with minor access routes through to the public areas of the castle and church. On the southern side of Fore Street there is a narrow pedestrian through-route to the countryside beyond between numbers 47 and 53.

The fields to the south of the Conservation Area retain a rural quality and are important in preserving the clarity of the medieval plan of the settlement which is seen to best effect from the south or from the motte of Plympton Castle.

The public realm open space both to the north and south of the village contributes significantly to the retention of the historic character of Plympton St Maurice.

Pathfields pond enhancement scheme and woodland walk

The Pathfields park is owned and maintained by the Council who act in partnership with the Civic Association who bring forward regular enhancement schemes. Previously, areas of rough overgrowth have been cleared, wood-chip paths created and new tree species introduced.
Enhancement schemes actively pursued in 2007 involve the creation of a pond within the Pathfields to promote some wetland habitat and a woodland walk along the southern side of Pathfields to improve the area and to provide a public walkway with natural history interest.

**Proposed management plan action** - the Council will work in close contact with the Civic Association in order to achieve the best enhancement projects. Advice will be provided by the Parks Department and the Nature Conservation Officer of the Council. Delivery will be achieved for the pond enhancement by Section 106 funding (or equivalent) from the Pocklington development to the north of Pathfields. Delivery of the woodland walk will be achieved by way of funding from the Civic Association. Tree thinning and hedge-laying will be undertaken by Bicton College at the behest of the Civic Association.

**Council-owned field to the south of Longbrook**

The Council owns and maintains this pasture field with support from the Civic Association who have previously undertaken a programme of planting in part of the field in order to alleviate the effects of water-logging. The field has a public footpath crossing from east to west which provides good views of the Plympton St Maurice burgage plots. The field is used occasionally for community events such as barbeques.
**Proposed management plan action** - The Council will continue to work in close contact with the Civic Association on any future enhancement programmes particularly any relating to the proposed formation of the Countryside Park.

**Enhancement and replacement of historic paving**

Some original historic paving (candy tiles) exists in Fore Street and the streets surrounding the castle. The use of these tiles is rare within Plymouth and should be retained and restored. Much of the paving was removed in the post-War period but replaced by replica tiles in the 1970's. Care should also be taken to ensure that tiles are properly replaced where new street furniture is erected.

**Candy Tile paving in Fore Street**

**Proposed management plan action** - The restoration of Candy tiles removed from Longbrook Street would be a significant enhancement of this important part of the Conservation Area. The sourcing of appropriate replacement tiles needs to be undertaken. Funding for this initiative would be sought through the positive use of the development consents process including the use of Section 106 Agreements; other possible sources of funding, such as transport based schemes and through local heritage based initiatives.

**Wider Protection Measures**

**Traffic management measures for Plympton St Maurice**

The Council is committed to bringing forward measures proposed within the North Plymstock Area Action Plan (Proposal NP09) to mitigate traffic in Plympton St Maurice resulting from impacts from the proposed Sherford development. This includes the provision of measures, at the Ridge Road/Plympton Hill junction, to restrict vehicle movements from Sherford. This is welcomed as an opportunity to safeguard the important characteristics of Plympton St Maurice Conservation Area.

**Proposed management plan action** - To work with the Council's Highways Authority and Devon County Council Highways Authority to deliver the measures described above and proposed in the North Plymstock AAP with funding secured from Section 106 contributions from the developers of Sherford. To work in partnership with the Civic Association and other stakeholders in order to achieve the best location for a traffic management measure.
which would restrict passage to emergency vehicles, public service vehicles and permitted
vehicles only and thus prevent through traffic from Sherford entering the Conservation
Area.

**Countryside Park**

Proposal NP11 of the North Plymstock Area Action Plan seeks to create a Countryside
Park. The proposed boundary of the Countryside Park includes the fields to the south,
which are within the Plympton St Maurice Conservation Area. This proposal would assist
in the desire to protect and safeguard the setting and character of Plympton St Maurice.

*Proposed management plan action* - Part of the Countryside Park proposal brief is to
establish a series of sensitively designed footpath, cycleway and bridlepath routes and
circuits throughout the area which will promote access into the Countryside Park. Use of
the existing footpath which runs parallel with the Longbrook and which offers views into the
former burgage plots of Plympton St Maurice, will be encouraged. The opportunity to
provide historic interpretation on the footpath entrance at Back Lane will be explored.

### 3 Monitoring and Review

An annual Conservation Areas Monitoring Report will be prepared. This will record
progress on each of the main action areas and opportunities as identified in the
management plan. This will be reported to the Historic Environment Champion, and will
form part of the Council’s Local Development Framework Annual Monitoring Report. It is
envisaged that the first Conservation Areas Monitoring Report will be produced within
2008-09.

**Review**

The Conservation Area character appraisal and management plan will be reviewed every
3-5 years. This may result in a revision or expansion of the existing appraisal and
management plan, and will include:

- recording changes
- re-assessing the definition of special interest that warrants designation
- identifying any new issues affecting the Conservation Area, and revising the
  management plan accordingly.

This review will also take account of legislative changes to the heritage protection system.
The input of local stakeholders and the Plympton St Maurice Civic Association in this
process, and in the wider management of the historic environment, such as monitoring
buildings at risk, will be welcomed. The Council’s Historic Environment Champion will take
an active role in championing the importance of Plymouth’s historic environment. Officers
will regularly meet the Historic Environment Champion and these meetings will be used to
monitor and review the Conservation Area management plan.
Appendix 1

Designated Sites and Buildings

Scheduled Ancient Monuments

- Plympton Castle SAM PY78

Registered Park and Garden

- Plympton House (St Peter’s Convent) Grade II

Listed Buildings

<table>
<thead>
<tr>
<th>Address</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plympton House (St Peter's Convent)</td>
<td>I</td>
</tr>
<tr>
<td>Plympton House - kitchen garden wall</td>
<td>II</td>
</tr>
<tr>
<td>Plympton House - south boundary walls</td>
<td>II</td>
</tr>
<tr>
<td>Plympton House - gate piers and walls</td>
<td>II</td>
</tr>
<tr>
<td>Remains of castle keep</td>
<td>II*</td>
</tr>
<tr>
<td>Church of St Maurice, Church Rd</td>
<td>II*</td>
</tr>
<tr>
<td>Churchyard wall and lychgate, Church Rd</td>
<td>II</td>
</tr>
<tr>
<td>1 Church Road (St Maurice House)</td>
<td>II</td>
</tr>
<tr>
<td>4 Church Road (Island House)</td>
<td>II</td>
</tr>
<tr>
<td>The London Inn, 8 Church Road</td>
<td>II</td>
</tr>
<tr>
<td>10 Church Road</td>
<td>II</td>
</tr>
<tr>
<td>12 Church Road</td>
<td>II</td>
</tr>
<tr>
<td>16 Church Road</td>
<td>II</td>
</tr>
<tr>
<td>K6 telephone kiosk Church Road</td>
<td>II</td>
</tr>
<tr>
<td>2 Fore St (Parade House)</td>
<td>II</td>
</tr>
<tr>
<td>4 Fore St (South Neuk and attached railings)</td>
<td>II</td>
</tr>
<tr>
<td>9 Fore St (The Rectory)</td>
<td>II*</td>
</tr>
<tr>
<td>10 Fore St (Chapel House)</td>
<td>II</td>
</tr>
<tr>
<td>18 Fore St (The Cage)</td>
<td>II</td>
</tr>
<tr>
<td>20 Fore St (The Pent House)</td>
<td>II</td>
</tr>
<tr>
<td>22 Fore St</td>
<td>II</td>
</tr>
<tr>
<td>24 Fore St</td>
<td>II</td>
</tr>
<tr>
<td>28 Fore St (Brick House)</td>
<td>II</td>
</tr>
<tr>
<td>29 Fore St (Pellow Cottage)</td>
<td>II</td>
</tr>
<tr>
<td>31 Fore St</td>
<td>II</td>
</tr>
<tr>
<td>34 and 36 Fore St (Scotia and Edina)</td>
<td>II</td>
</tr>
<tr>
<td>38 Fore St (Castle House)</td>
<td>II</td>
</tr>
<tr>
<td>42 Fore St (Guildhall)</td>
<td>II*</td>
</tr>
<tr>
<td>43 Fore St (Carlton House)</td>
<td>II</td>
</tr>
<tr>
<td>48 Fore St (Milton House)</td>
<td>II</td>
</tr>
<tr>
<td>49 Fore St (Tan Cottage)</td>
<td>II</td>
</tr>
<tr>
<td>Building Name</td>
<td>Grade</td>
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<tr>
<td>---------------------------------------------------</td>
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</tr>
<tr>
<td>57 Fore St (Old Brewery Cottage)</td>
<td>II</td>
</tr>
<tr>
<td>62 Fore St (The Retreat)</td>
<td>II</td>
</tr>
<tr>
<td>63 Fore St (Tudor Lodge)</td>
<td>II*</td>
</tr>
<tr>
<td>64 Fore St (Mainstone House)</td>
<td>II</td>
</tr>
<tr>
<td>66 Fore St (Seale House)</td>
<td>II</td>
</tr>
<tr>
<td>67 Fore St (Eastlake House)</td>
<td>II</td>
</tr>
<tr>
<td>69 Fore St (Legassick House)</td>
<td>II</td>
</tr>
<tr>
<td>71 Fore St (Ivy cottage and shop)</td>
<td>II</td>
</tr>
<tr>
<td>85-91 odd Fore St (Caroline Place)</td>
<td>II</td>
</tr>
<tr>
<td>93 Fore St (Somercotes)</td>
<td>II</td>
</tr>
<tr>
<td>95 Fore St (Cedar Lodge)</td>
<td>II</td>
</tr>
<tr>
<td>95 Fore St garden wall</td>
<td>II</td>
</tr>
<tr>
<td>95 Fore St (outbuilding)</td>
<td>II</td>
</tr>
<tr>
<td>101 Fore St (Plympton St Maurice House)</td>
<td>II</td>
</tr>
<tr>
<td>103 Fore St (The Lodge)</td>
<td>II</td>
</tr>
<tr>
<td>103 Fore St (boundary wall)</td>
<td>II</td>
</tr>
<tr>
<td>Fore St (The Forester's Arms)</td>
<td>II</td>
</tr>
<tr>
<td>Barbican Road (Castle Hayes Cottage)</td>
<td>II</td>
</tr>
<tr>
<td>Barbican Road (Nos 3 and 5 Grange Cottages)</td>
<td>II</td>
</tr>
<tr>
<td>St Elizabeth's Hotel Longbrook Street</td>
<td>II</td>
</tr>
<tr>
<td>10, 12, and 14 Longbrook St</td>
<td>II</td>
</tr>
<tr>
<td>26 Longbrook St</td>
<td>II</td>
</tr>
<tr>
<td>1 and 2 George Lane</td>
<td>II</td>
</tr>
<tr>
<td>George Lane (former Grammar School)</td>
<td>II*</td>
</tr>
<tr>
<td>George Lane (Grange House)</td>
<td>II</td>
</tr>
<tr>
<td>George Lane (Homeleigh)</td>
<td>II</td>
</tr>
<tr>
<td>George Lane (Nos 1 and 2 Victoria Cottages)</td>
<td>II</td>
</tr>
</tbody>
</table>

Of the 68 listings there is only one Grade I (Plympton House, St Peter’s Convent), 6 Grade II* and 61 Grade II buildings.